

## WARRANTY DEED

**Know all Persons by these Presents,**

016915

**That** I, JOHN C. POOLER OF Fairfield, County of Somerset and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by RAY E. McGEE

whose mailing address is P.O. Box 481  
Fairfield, Maine 04937

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Ray E. McGee

his heirs and assigns forever,

A certain lot or parcel of land situated on Rangeway Street in said Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron rod sunk in the ground in the easterly line of said Rangeway Street at the southwest corner of the Davis Lot, so-called; thence running easterly along the south line of the Davis Lot one hundred and ten (110) feet; thence running southerly in a line parallel with said easterly line of Rangeway Street fifty (50) feet; thence running westerly in a line parallel with said south line of the Davis Lot one hundred ten (110) feet to said easterly line of said Rangeway Street; thence running along said easterly line of said Rangeway Street, northerly to the point of beginning.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at the northeasterly corner of land now or formerly of Philomene Marcou, thence running southwesterly along the southeasterly line of said land now or formerly of said Philomene Marcou fifty (50) feet to a stake; thence southeasterly fifty-seven and five tenths (57.5) feet to a stake set in the northwesterly line of Lot No. 7 on Plan of Crommett Park, made by J.H. Burleigh, C.E., September 15, 1921; thence northeasterly along said line of said Lot No. 7 to a stake set in the southwesterly line of land of the Heirs of Frank Davis; thence northwesterly along said line of said Heirs of Frank Davis to the point of beginning.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

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Beginning at the northwest corner of land now or formerly of Philomene Marcou, thence northerly five (5) feet along the easterly line of the said Rangeway; thence easterly in a straight line to the northeasterly corner of land now or formerly of said Marcou; thence westerly along the northerly line of land of said Marcou to the point of beginning.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Being Lot No. 2 on Plan of Crommett Park made by J.H. Burleigh, C.E., September 15, 1921, said lot further described as follows: Bounded northwesterly sixty and thirty-one hundredths (60.31) feet by the southeasterly line of Rangeway Road; southwesterly ninety and forty-five one hundredths (90.45) feet by the northeasterly line of Lots No. 3 and 5 on said Plan; southeasterly forty-two and thirty-five one hundredths (42.35) feet by the northwesterly line of Lot No. 6 on said Plan and northeasterly one hundred and seventeen and two tenths (117.2) feet by the southwesterly line of land of said Philomene Marcou.

Excepting and reserving the portion of said premises which was conveyed to James and Joyce Wentworth by deed dated September 27, 1946, and is described as follows:

Beginning at an iron pin in the easterly line of the First Rangeway and at the southwesterly corner of a lot of land of the Grantor; thence easterly in said Grantor's southerly line to the southeasterly corner of said Grantor; thence southerly in a direction continuation of the Grantor's easterly line, five (5) feet; thence westerly to the point of beginning and being a triangular piece of land with the sharp or acute angle at the easterly line of the First Rangeway.

Being all and the same premises conveyed by David C. Paradis, Personal Representative for the Estates of Leo J. Paradis and Mary C. Paradis, to John C. Pooler dated October 20, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4793, Page 324.

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**To have and to hold** the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said **Ray E. McGee**

his heirs and assigns, to his and their use and behoof forever.

**And** I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said **John C. Pooler**

xxx

~~husband of~~ ~~xxx~~

~~joining in this deed as Grantor, and relinquishing and conveying all right, title, interest and all other rights~~  
~~in the above described premises, have hereunto set my hand and seal this~~  
 day of the month of **December**, A.D. 1994.

**Signed, Sealed and Delivered**

in presence of

*Rebecca A. Gayford*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*John C. Pooler*  
 John C. Pooler  
 \_\_\_\_\_  
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**State of Maine, County of Somerset** on **December 8<sup>th</sup>**, 1994.

Then personally appeared the above named **John C. Pooler**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Rebecca A. Gayford*  
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 Notary Public  
 Attorney at Law

Printed Name, *Rebecca A. Gayford*

RECEIVED NEW BEDD CO.

1996 JUL 11 AM 9:00

ATTEST: *Rebecca A. Gayford*  
 REGISTER OF DEEDS